

Annual Report on Cultural Resources July 1, 2017 – June 30, 2018 Hawaii Marine Corps Base Housing Public-Private Venture



November 2018

Ohana Military Communities

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I. Introduction

In accordance with the Programmatic Agreement (PA) among the United States of America, Department of the Navy, the Hawaii State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation for the Hawaii Public-Private Venture (PPV) Phase II, dated September 2006, the Company (Ohana Military Communities, LLC (OMC)) has compiled the following information for the Annual Report, as required under PA Section X.B, summarizing activities performed between July 1, 2017 and June 30, 2018.

A. Background

In 2006, OMC assumed the management of the homes within the Lease Area and shortly thereafter, the Ground Lease was transferred to OMC. OMC was established by the Department of the Navy (DoN) and Forest City (now Hunt) Military Communities Hawaii (FCMCH) to fulfill the PPV mission of providing family housing for Marine Corps personnel in Hawaii. The DoN conveyed to OMC family housing, community centers, and ancillary units, among which was one neighborhood of homes, Heleloa, that is eligible for listing in the National Register of Historic Places (National Register) and many areas with archeological resources.

The PA established the process that OMC shall follow in order for the DoN to meet its responsibilities under Sections 106 and 110 of the National Historic Preservation Act of 1966, as Amended (NHPA). Along with the process for review of projects, the PA includes reporting requirements (Section X). This report fulfills the reporting requirements under Section X.B Annual Report and includes a summary of the activities conducted by OMC in regards to the historic housing units. Any work in areas with archeological resources is also included in this report.

B. Overview

Reporting for this year includes work falling under PA Section IV, Project Review and Consultation For Actions That May Affect Historic Properties. The reviewed proposal was the renovation of 511 Nimitz Road and window and door repair/replacement throughout the neighborhood. No work under PA Section III, Undertakings That Require No Further Review (Exempt Activities) was conducted during this reporting period. Work associated with PA Section V, Specific Projects, has been completed in previous years and can be referenced in the *Annual Report on Cultural Resources Marine Corps Base Hawaii, Hawaii Public-Private Venture, Phases II & IV, 1 July 2010 – 30 June 2011, Forest City Hawaii Military Communities, LLC*.

II. Programmatic Agreement Compliance

A. Undertakings Requiring No Further Review (Exempt Activities)

Section III of the PA stipulates that the activities defined in Exhibit 5 Undertakings that Require No Further Review (“Exempt Activities”) will be reported quarterly and annually.

Due to the recent extensive rehabilitation of the homes, little work was needed in the Heleloa neighborhood during this reporting period. A few maintenance tasks were performed in historic housing units in Heleloa. These tasks were reviewed by management to determine whether historic fabric would be affected. The tasks were determined to require no change to the fabric of the buildings and were subsequently given approval without further oversight.

B. Project Review and Consultation for Actions that May Affect Historic Properties

Section IV of the PA stipulates the process for OMC to follow for projects not included in the Exempt Activities. The QPP or Qualified Archeologist (QA) determines if the Project consists of Exempt Activities or non-Exempt Activities. The outlined process is comprised of providing documentation to all Reviewing Consulting Parties in three stages (25%, 65%, and Record Set) including a preliminary determination of effect on historic resources by the QPP. Many of the projects undertaken during the reporting period that require review were not sufficiently complicated to warrant three stages of review. In those cases, the Reviewing Consulting Parties concurred with the initial proposal. Projects submitted for review during the reporting period include:

- **Renovation of 511 Nimitz Road:** In March 2018, OMC first consulted with the Reviewing Consulting Parties regarding the renovation of the kitchen and associated Steward's Quarters and lanai additions at 511 Nimitz Road. In May 2018, OMC provided a revised design that incorporated comments and suggestions from the first consultation. The design was found acceptable. Construction began on the kitchen renovation in July 2018, which is outside of this reporting period.
- **Neighborhood-wide Window and Door Repair/Replacement Project:** Consultation for this project occurred in previous reporting periods; however, construction continues as homes become vacant during change of tenancy. The Reviewing Consulting Parties met on site to review the fiberglass frame screens on April 18, 2018. Photographs of the screens are at the end of this report.

C. Specific Projects

Section V of the PA lists two projects specifically with more detailed requirements included. Both projects were completed in previous years. Refer to the *Annual Report on Cultural Resources Marine Corps Base Hawaii, Hawaii Public-Private Venture, Phases II & IV, 1 July 2010 – 30 June 2011, Forest City Hawaii Military Communities, LLC* for more information.

D. Project Review and consultation for Actions Which May Affect NRHP-Eligible or Potentially NRHP-Eligible Archaeological Resources

Section VI of the PA stipulates the requirements for archaeological study and monitoring. No work requiring archaeological study or monitoring was undertaken during the reporting period.

E. Discoveries

Section VII of the PA stipulates the requirements for archaeological discoveries. No archaeological discoveries were found during the reporting period.

F. Emergency Actions

Section VIII of the PA stipulates the requirements for emergency actions involving historic resources resulting from emergency events. No work resulting from emergency events was undertaken during the reporting period.

G. Reporting Requirements and Monitoring

Section X of the PA provides reporting requirements for case files, annual reports, quarterly reports, annual meetings, public inspection and comments on reports, and evaluations of properties reaching fifty years of age during the reporting period.

An annual meeting was held by the Navy with the historic parties in April 2018. OMC personnel attended a meeting on April 18th and presented a brief of their work throughout the year. OMC meets with the CRM as needed or requested.

This report fulfills the annual report stipulation for the reporting period of July 1, 2017 and June 30, 2018 and will be made available on the OMC website (<http://www.ohanamarinecorpscommunities.com>) for 90 days. The 2017 report was also made available on the website, and no comments were received.



Photo above: Heleloa window repaired with new fiberglass framed screens.

Photo right: Close-up view showing the detail of the fiberglass screen frame.

